



# Altona Meadows

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## Neighbourhood Profile



Hobsons Bay  
CITY COUNCIL

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# Altona Meadows Neighbourhood Profile

## Executive Summary

Altona Meadows is bounded to the north by the Princes Freeway, Laverton Creek and the Werribee railway line. The eastern border is formed by a line which follows the edge of residential development and then cuts along Queen Street to follow Laverton Creek. Port Phillip Bay is to the south of the neighbourhood and Skeleton Creek and Crellin Avenue South are to the west.

The predominant land uses in Altona Meadows are residential, park and recreation, and public conservation zones.

Altona Meadows has some significant environmental features including the Truganina Coastal Parklands and the Cheetham Wetlands which follow the coast through to Point Cook.

In describing their neighbourhood residents talked about enjoying the way Altona Meadows had been subdivided, creating a lot of courts and cul-de-sacs which encouraged people to get to know their neighbours and fostering a sense of community. Altona Meadows is seen as being still relatively affordable for both renters and buyers, although prices have begun to increase. Open space is also highly valued and as one person put it, *"We are very privileged to have the open space that we have here."* But some residents felt these environmental features were not well utilised. *"We have lots of lovely green areas like the 100 Steps and I think they could be use that a lot more."* They also noted that public transport and traffic could be improved, mentioning poor linkages between buses and trains and the congestion associated with the Princes Freeway.

### Population numbers

- Altona Meadows has a population of just over 18,729 people (22 per cent of all the municipality's residents), making it the most populated neighbourhood in Hobsons Bay.
- Over the next decade, the population of Altona Meadows is forecast to remain stable. Contributing factors to this lack of growth are increasing numbers of maturing of families and an ageing of population.

### Age structure

- Between the 2006 and 2011 Censuses, there were significant changes in the age structure of the Altona Meadows population. Young and school aged children decreased in number, as did adults in the 35-49 years age bracket. In contrast, the number of older residents grew, especially those aged 60 years and over.
- The ageing of the Altona Meadows population is forecast to continue over the next decade. It is anticipated that there will be a decrease among most age groups up to 50 years while the number of older residents, particularly those aged in their 60s and over, will continue to increase.

### Overseas born residents

- Altona Meadow has 6,524 residents (34.8 per cent) who were born overseas, an increase of 2 per cent since the 2006 Census and 4 per cent above the municipal figure.
- Their main countries of birth are the United Kingdom, India, Malta, Vietnam and the Philippines.
- The vast majority of overseas born residents have a non-English speaking background (83 per cent) and their numbers have increased since 2006 (+341).

### **Residents with a disability**

- It is estimated that approximately 3,200 Altona residents (17.1 per cent) have a disability.
- The 2011 Census findings show approximately 1,000 residents of Altona Meadows residents (5.3 per cent) need help with a core activity involving self-care, communication and mobility. This was a 1.2 per cent increase since the 2006 Census. Two thirds of those needing assistance are aged 55 years and older.

### **Education**

- There are two government primary schools, one Catholic primary school and no secondary schools in Altona Meadows.
- Approximately 21 per cent of the neighbourhood's residents are enrolled in education which is similar to the participation rate for Hobsons Bay.
- Close to 46 per cent of Altona Meadows residents have completed Year 12 or an equivalent which is approximately 4 per cent lower than the rate for Hobsons Bay.

### **Internet connection**

- Since 2006, the internet connection rate for Altona Meadows has jumped by approximately 15 per cent, with almost three quarters of Altona Meadows households now connected, 2 per cent more than for Hobsons Bay.

### **Labour force**

- In 2011, just over 93 per cent of Altona Meadows residents were employed, marginally lower than the rate for Hobsons Bay (94.4 per cent). The main change in employment for the neighbourhood's residents between 2006 and 2011 was an increase in part-time workers.
- Approximately 7 per cent of the neighbourhood's labour force was unemployed at the 2011 Census, compared to 5.6 per cent for the municipality, and the majority of local residents were looking for full-time work.
- The key industries where Altona Meadows residents are employed are manufacturing, retail and transport.

### **Income**

- At the 2011 Census, the average weekly income per worker in Australia was \$1,026. In Altona Meadows, 1,960 residents (12.6 per cent) aged 15 years have incomes above that level, but well below the Hobsons Bay figure of 19.4 per cent.
- Conversely, a further 6,166 residents (39.8 per cent) have incomes below \$400 per week which is higher than the municipal figure of 36.7 per cent. (The poverty line for a single working person is \$459.83).

### **Housing**

- There are 7,386 private dwellings in Altona Meadows and the vast majority are separate houses (89.8 per cent), with the remainder being medium density housing (10.2 per cent). There is slightly less medium density housing in Altona Meadows, compared to Hobsons Bay as a whole.
- Approximately one third of households in Altona Meadows own their home, one third are paying a mortgage and a further one quarter are renting. The main change in tenure since the 2006 Census has been an increase in home ownership and a corresponding fall in those with a mortgage.
- Compared to Hobsons Bay, Altona Meadows households are more likely to have a mortgage and fewer are renting.

### **Transport**

- Almost 88 per cent of households in Altona Meadows are car owners which is approximately 3 per cent above the municipal rate.
- Altona Meadows has a far lower proportion of households without a car (5.5 per cent of Altona Meadows households compared to 9.0 per cent of Hobsons Bay households). Conversely, they are more likely to own three or more cars (Altona Meadows 16.8 per cent and Hobsons Bay 12.8 per cent).
- Seventy 2 per cent of the neighbourhoods workers either drive to work or are car passengers, which is six per cent above the Hobsons Bay figure.

### **Future development proposed for the neighbourhood**

- A new exhibition space, called 'Orbit', is due to open at Central Square shopping centre in late 2013.
- Construction of the shared pedestrian/cycle path on the east side of Point Cook Road, between Central Ave and Skeleton Creek, is planned.
- Also ahead is the redevelopment of the play space at Laverton Park; works will include pathway improvements.
- Floodlighting will be installed at Altona Green Park which is a multi-purpose sports field, as well as new public toilets at HD Graham Reserve.

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